

Action Summary:

Agenda Item	Item Description	Action
#1	Consideration for the proposed deviation from the RM-7 maximum building coverage: a variance request to increase the allowable coverage from 20% to 25.35%, a difference of 642 sq. ft, for the property located at 43 South Mustang Way. The request also includes approval to construct a shed that encroaches upon a public easement.	Approved
#2	Approval of the Wells Crossing Phase 7 Final Plans	Approved
#3	Concept plan for the Arbon Acres Subdivision.	Discussed
#4	Approval of Planning Commission Regular Minutes a. April 3, 2025 b. April 17, 2025 c. May 1, 2025	Approved

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON July 17, 2025 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.

Commission Members Present: Vice Chair Derek Dalton, Sarah Moore, Deborah Dwyer

On Zoom:

Commission Members Absent:

Appointed Officers and Employees Present: Zoning Administrator Shelby Moore, City Attorney Tysen Barker, City Council Member Rhett Butler, Planning and Zoning Administrative Assistant Nicole Ackman.

On Zoom: Shay Stark, consultant with Aqua Engineering

Citizens and Guests Present: Taylor Alvarez, Taylor Anderson, Todd castagno, Brad Orgill, Joseph Martinez

Citizens and Guests Present on Zoom: Unknowns

Commission Vice Chairman Derek Dalton called the meeting to order at 7:00 PM.

PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, July 17, 2025 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

AGENDA

1. Consideration for the proposed deviation from the RM-7 maximum building coverage: a variance request to increase the allowable coverage from 20% to 25.35%, a difference of 642 sq. ft, for the property located at 43 South Mustang Way. The request also includes approval to construct a shed that encroaches upon a public easement.

Jessica with Kong Sheds was present to answer questions on this item. Zoning Administrator Shelby Moore explained that the applicant was seeking two approvals for the property at 433 South Mustang Way: a variance to increase the maximum building coverage in the RM-7 zone from 20 percent to 25.35 percent (an increase of 642 square feet), and an appeal of the denial to build into the public utility easement. Shelby noted that all utility providers except Grantsville City Public Works had approved the easement encroachment. Public Works denied it in order to preserve long-term utility access. She clarified that the proposed encroachment was minor, at approximately one foot, but if approved, the homeowner would assume full responsibility if the area needed to be accessed in the future.

Vice Chair Dalton asked why the lot coverage limit was being exceeded. Shelby responded that the lot was small. Jessica explained that the neighboring property had a similar-sized shop and that they had already obtained encroachment waivers from all other utility companies. She said the shed could be reduced in size if needed, depending on final setback requirements. Shelby noted that lot coverage variances typically go to the Board of Adjustment, but both items were brought to the Planning Commission to streamline the review process.

Commissioner Sarah Moore acknowledged the tight lot but expressed concern about maintaining the north-side easement. Jessica confirmed they had spoken with Christy from Public Works and were willing to revise the shed design to avoid that easement. Jessica also clarified that an open-roof porch shown on the plan could be pulled back to comply. Commissioner Sarah Moore suggested allowing encroachment on the east side, where waivers had been granted, while preserving the required setback on the north. Shelby confirmed that a 7.5-foot setback applied to both the rear and side yards.

Commissioner Sarah Moore asked if there would be utilities ran to the shed. Jessica confirmed the shed would not include utilities and would be used strictly for storage. Vice Chair Dalton asked whether there were existing utilities in the easement. Shelby said there were not, but a neighboring structure already encroached into the same easement, which could create complications if service lines were ever needed. She noted that the layout made utility installation difficult due to the tight turns and limited space.

City Council Member Rhett Butler asked how far the proposed shed would be from the adjacent building. Jessica estimated about four feet. Mr. Butler raised a potential fire code concern, noting the close proximity. Vice Chair Dalton observed that a fire-rated wall was included in the design. Jessica confirmed that such walls are typically required when a structure is within five feet of a property line, but not necessarily when two buildings are close together. If they adhered to the 7.5-foot setback, a firewall would not be required.

Commissioner Dwyer said she was initially inclined to support the request given the absence of utilities and had no further questions. Commissioner Sarah Moore remarked that the neighboring garage appeared close to the property line and likely lacked a permit or fire-rated wall. Jessica estimated that structure was about three and a half feet from the rear property line and said the proposed shed, if revised, would be farther away.

Vice Chair Dalton stated he supported the variance and appeal, citing the small lot size and the low likelihood that the easement would be needed. Commissioner Sarah Moore recommended a minimum five-foot setback for fire safety. Shelby confirmed the current design showed a distance of 3.9 feet and that the applicant would need to scale back slightly. Jessica asked whether a firewall would still be required with a five-foot setback. Shelby stated that building code would determine that, but the Commission could impose the setback as a condition. Jessica added that the homeowner intended to use the outdoor covered porch area for smoking meat, rather than the interior of the shed.

Derek Dalton made a motion to recommend approval of the proposed deviation from the RM-7 maximum building coverage: a variance request to increase the allowable coverage from 20% to 25.35%, a difference of 642 square feet, for the property located at 43 South Mustang Way. The request also includes approval to construct a shed that encroaches upon a public easement, with the condition that the structure must be set back five feet from the property line. Sarah Moore seconded the motion. The vote was as follows: Sarah Moore “Aye,” Deborah Dwyer “Aye,” Derek Dalton “Aye.” The motion was carried unanimously.

2. Approval of the Wells Crossing Phase 7 Final Plans.

Zoning Administrator Shelby Moore explained that final plans are not typically reviewed by the Planning Commission, but due to four uniquely shaped lots in this phase, standard rear yard setbacks did not apply cleanly. She stated that during Development Review Committee (DRC) discussions, it was determined that Planning Commission approval would be necessary to adjust the interpretation of rear and side yard setbacks for those specific lots. Shelby displayed diagrams illustrating that the applicants were requesting to retain the required setback dimensions (30 feet for the rear yard and 15 feet for the side yard) but to switch the application of those setbacks to better align with the lot orientation. This adjustment would apply only to the four affected lots.

Vice Chair Dalton reviewed the diagrams and stated he saw no issue with the proposed adjustment. He acknowledged that the lots were difficult to work with and that, without the adjustment, they may not be usable. Commissioner Sarah Moore and Commissioner Dwyer also confirmed they had no concerns with the proposal.

Derek Dalton made a motion to recommend approval of the Wells Crossing Phase 7 Final Plans, with the following conditions: all structures must comply with the required setback dimensions as outlined in the zoning ordinance, and the final plat must clearly show building envelopes that reflect the approved orientation. Sarah Moore seconded the motion. The vote was as follows: Sarah Moore “Aye,” Deborah Dwyer “Aye,” Derek Dalton “Aye.” The motion was carried unanimously.

3. Concept plan for the Arbon Acres Subdivision..

Zoning Administrator Shelby Moore introduced a concept plan discussion for a proposed subdivision in the R-1-21 zone. She stated that the proposal met all zoning requirements, including minimum lot sizes, road widths, and other applicable development standards. She confirmed there were no deviations requested and no issues from a zoning standpoint.

Todd Castagno and Brad Orgill were present to answer questions on this item. Todd stated that they were not requesting any variances or exceptions and were presenting the concept plan to receive early feedback from the Planning Commission. He noted that the subdivision was intended to be straightforward and code-compliant, and that more detailed engineering would follow to ensure compliance with technical requirements.

Vice Chair Dalton asked where the driveway would be located for Lot 105. Shelby Moore pointed out the proposed location. Vice Chair Dalton then asked whether Cranberry Street would be extended through the property. Shelby clarified that it would not, as existing homes blocked that route. Instead, Lot 105 would be accessed via a small knuckle at the end of Cranberry Street.

Vice Chair Dalton confirmed that all widths and road standards were compliant. Todd reiterated that the site plan was conceptual, and final engineering would confirm slopes, angles, and utility

connections. Shelby added that curb, gutter, and sidewalk would be extended continuously along the subdivision frontage and around the corner.

Vice Chair Dalton asked whether a nearby gap parcel was part of the development. Todd responded that it was not and was owned separately. City Council Member Rhett Butler noted that the parcel had been discussed extensively by the City Council. Todd elaborated that the property's owner had passed away roughly five to six years ago and taxes had not been paid in the past three years. He anticipated that the parcel might go to tax sale in the fifth year, at which point it might be acquired by the city.

Todd confirmed they would proceed to engineering and continue working with city staff to prepare a final submittal. Vice Chair Dalton concluded the discussion by noting it was only a concept review and no formal action was needed.

Item discussed.

4. Approval of Planning Commission Regular Minutes

Sarah Moore made a motion to approve the Planning Commission Regular Meeting Minutes from April 3, 2025. Deborah Dwyer seconded the motion. The vote was as follows: Sarah Moore "Aye," Deborah Dwyer "Aye," Derek Dalton "Aye." The motion was carried unanimously.

Sarah Moore made a motion to approve the Planning Commission Regular Meeting Minutes from April 17, 2025. Deborah Dwyer seconded the motion. The vote was as follows: Sarah Moore "Aye," Deborah Dwyer "Aye," Derek Dalton "Aye." The motion was carried unanimously.

Sarah Moore made a motion to approve the Planning Commission Regular Meeting Minutes from May 1, 2025. Deborah Dwyer seconded the motion. The vote was as follows: Sarah Moore "Aye," Deborah Dwyer "Aye," Derek Dalton "Aye." The motion was carried unanimously.

5. Report from Zoning Administrator

Zoning Administrator Shelby Moore noted that the city's current code language regarding side yard setbacks, specifically the five- and fifteen-foot requirement, is vague and could lead to inconsistent interpretation. She explained that the code should be clarified to indicate whether one side must meet a specific setback, such as seven and a half feet on one side and fifteen on the other, or if the combined total simply needs to equal a certain amount. Shelby stated that a proposed clarification or revision would be brought forward in the near future.

6. Open Forum for Planning Commissioners.

Commissioner Sarah Moore stated she had nothing further to report. Commissioner Dwyer also confirmed she had no additional comments. Vice Chair Dalton welcomed Commissioner Dwyer to the Planning Commission and noted that a new alternate had also been appointed.

7. Report from City Council.

City Council Member Rhett Butler provided a recap of the recent special meeting held the previous Wednesday. He noted that the Planning Commission had denied the President's Park request, but the City Council approved a portion of it, including a reduction in driveway setbacks from 40 feet to 30 feet. He explained that although the Council did not approve the full proposal, they offered direction regarding the integration of single-family homes alongside rear-loaded and front-loaded townhomes. He acknowledged the Planning Commission's prior discussion about density concerns and said those comments helped shape the Council's decisions.

He also discussed the Council's approach to lot sizes within the development, clarifying that while the base minimum remains 14,500 square feet, the Council approved a 10% flexibility allowance within specific phases. This would help avoid oddly shaped or unusable lots like those seen in previous proposals.

Vice Chair Dalton commented that the Council's discussion was productive and brought in additional considerations not raised during Planning Commission review. He emphasized the importance of multiple reviewing bodies offering different perspectives and hoped the applicant would return with a revised plan that addressed everyone's concerns.

City Council Member Rhett Butler added that while the City Council technically has authority to overrule Planning Commission recommendations, their preference is to work collaboratively and ensure decisions are transparent and well-explained. He noted that only three council members were present during the recent vote and expressed discomfort making significant density decisions without full council participation.

8. Adjourn.

Deborah Dwyer made a motion to adjourn. Sarah Moore seconded the motion. The vote was as follows: Sarah Moore "Aye," Deborah Dwyer "Aye," Derek Dalton "Aye." The motion was carried unanimously. The meeting adjourned at 7:34 p.m.